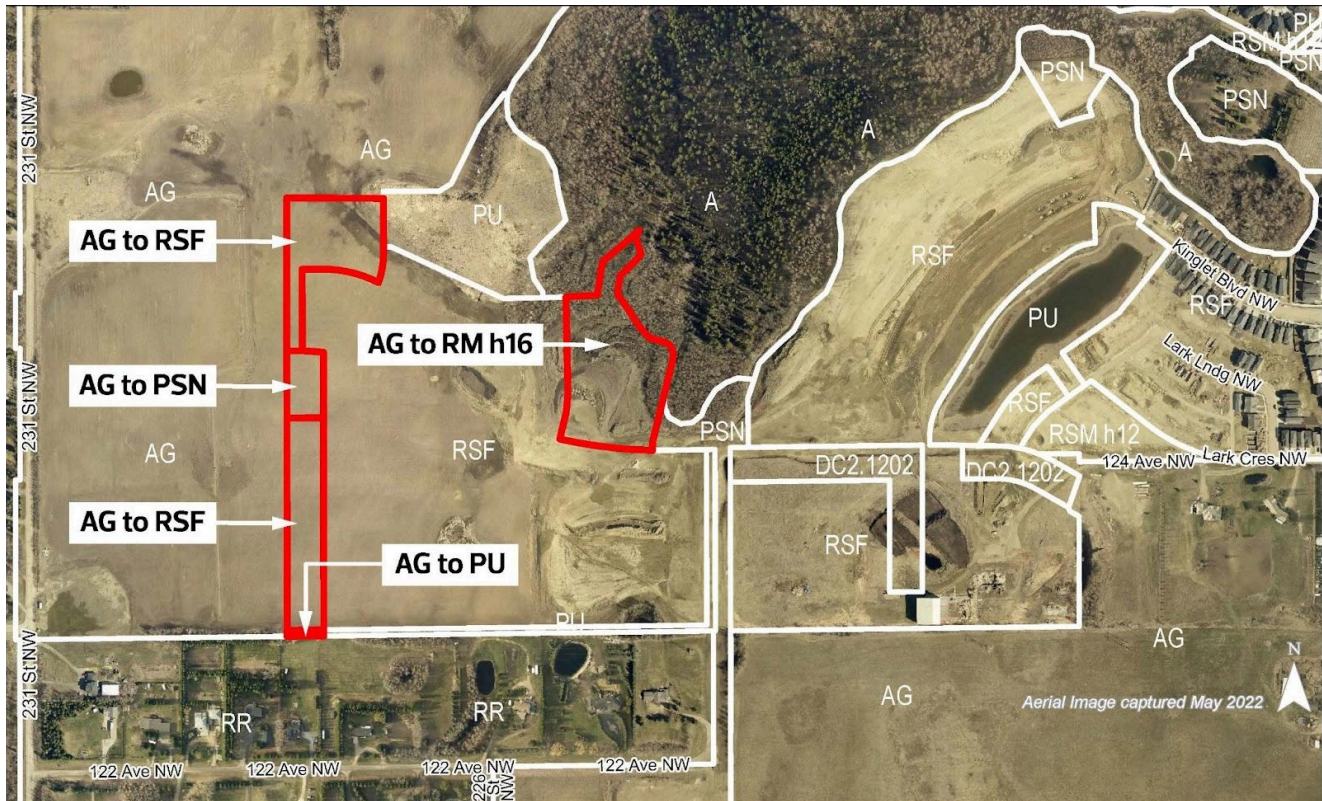


## 12711 - 231 Street NW

### Position of Administration: Support



### Summary

Charter Bylaw 20813 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF), Medium Scale Residential Zone (RM h16), Neighbourhood Parks and Services Zone (PSN) and Public Utility Zone (PU) to allow for a range of small-scale housing types, medium scale housing, a small park and utility infrastructure.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Allows for a variety of low and medium density housing types.
- Complies with the Kinglet Gardens Neighbourhood Structure Plan.

- Will continue the sequential development of the neighbourhood.
- Aligns with The City Plan's Big City Move, Greener as We Grow and Community of Communities by providing a variety of housing types, parkland and a public utility corridor.

## Application Details

This application was submitted by Stantec Consulting on behalf of United Big Lake Corporation.

## Rezoning

The rezoning application to the Small Scale Flex Residential Zone (RSF), Medium Scale Residential Zone (RM h16), Neighbourhood Parks and Services Zone (PSN) and Public Utility Zone (PU) would allow for development with the following key characteristics:

- RSF Zone
  - Small scale residential development including detached, attached, and multi-unit housing
  - Maximum height of 12.0 metres (approximately 3 storeys)
- RM Zone:
  - Multi-unit residential development.
  - Development up to 16.0 m (approximately 4 storeys) in height.
  - Minimum density of 45 dwellings per hectare.
- PSN Zone:
  - Active or passive recreation opportunities and playgrounds
  - Limited development up to 14.0 m in height.
  - Intended to serve recreational needs at a neighbourhood-level.
- PU Zone:
  - Allow for the development and protection of infrastructure, systems and facilities that provide a public benefit
  - Accommodate a public utility corridor with this application.

## Site and Surrounding Area

The site measures approximately 4.86 ha and is located east of 231 Avenue NW and north of Yellowhead Trail NW.

There is an associated subdivision application currently under review for a portion of the site being rezoned under this application.

	<b>Existing Zoning</b>	<b>Current Development</b>
<b>Subject Site</b>	Agriculture Zone (AG)	Vacant
<b>North</b>	Agriculture Zone (AG) Public Utility Zone (PU)	Vacant Vacant
<b>East</b>	River Valley Zone (A)  Neighbourhood Parks and Services Zone (PSN) Small Scale Flex Residential Zone (RSF) Site Specific Development Control Provision (DC2.1202)	North Saskatchewan River Valley lands Vacant/parkland  Vacant Vacant (zoned for row housing with increased site coverage and up to 13.0 m in height)
<b>South</b>	Rural Residential Zone (RR)	Developed single family residential dwellings on large (1.0 ha) lots
<b>West</b>	Agriculture Zone (AG)	Vacant

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the rezoning application complies with the Kinglet Gardens Neighbourhood Structure Plan (NSP).

The basic approach included:

### Mailed Notice, March 20, 2024

- Notification radius: 60 metres
- Recipients: 410
- Responses: 0

### Webpage

- [edmonton.ca/rezoningapplications](http://edmonton.ca/rezoningapplications)

### Notified Community Organizations

- Big Lake Community League
- Big Lake Estates Homeowners Association Area Council



## Application Analysis



*Site analysis context*

### The City Plan

The application aligns with The City Plan's Big City Move, Greener as We Grow by providing a variety of housing types to accommodate Edmonton's growing population and facilitate the development of a compact suburban form.

In regards to the provision of the pocket park and public utility corridor, the application also aligns with Big City Move, Community of Communities by continuing the sequential development of the neighbourhood and connecting open space amenities and residential areas through a network of pathways, which encourages the use of active modes of transportation.

### Draft District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

The site is within the boundaries of the draft West Henday District Plan, which designates the site for Urban Mix.

The application conforms with the West Henday District Plan by:

- Providing a variety of housing types and densities.

- Allowing for limited commercial uses such as Child Care Services and Health Services to serve local residents.
- Allocating land for a pocket park.

## **Land Use Compatibility**

The rezoning application complies with the Kinglet Gardens Neighbourhood Structure Plan, which designates the site for low and medium density residential uses, a pocket park and public utility corridor. As such, it will be compatible with surrounding land uses to the north, east, south and west.

## **Mobility**

Upon development of the rezoning area and in conjunction with the recent adjacent rezoning, the owner will be required to construct a temporary roadway from the west terminus of Kinglet Drive NW to 231 Street NW to provide secondary public access into the neighbourhood from 231 Street NW. The owner will also be required to construct shared pathways along the stormwater pond facility, and the collector roadways including two safe crossings where the shared pathways intersect with Kinglet Drive NW.

Administration will continue to monitor traffic volumes in the area and collaborate with the area developers to strategize development roadway priorities accordingly.

Edmonton Transit Service operates On-demand transit to the Big Lake area, including previously developed sections of the Kinglet Gardens neighbourhood. On-demand transit is available east of the rezoning area near the intersection of Winterburn Road (215 Street NW) and Kinglet Boulevard NW. As development continues within Kinglet Gardens, all future residents within the subject rezoning area will be within 600 metres walking distance of transit service.

## **Open Space**

The proposed PSN zoning was reviewed, and complies with the Plan. The future park space will provide open space opportunities for residents.

## **Utilities**

The proposed rezoning conforms to the Pintail Landing and Kinglet Gardens Neighbourhood Design Report (NDR), which provides a plan for sanitary and stormwater servicing as development proceeds in the neighbourhood.

Sanitary and stormwater services will require off-site construction as per the Pintail Landing and Kinglet Gardens NDR. These sewers have been designed and constructed to accommodate development under the proposed zoning.

## **Appendices**

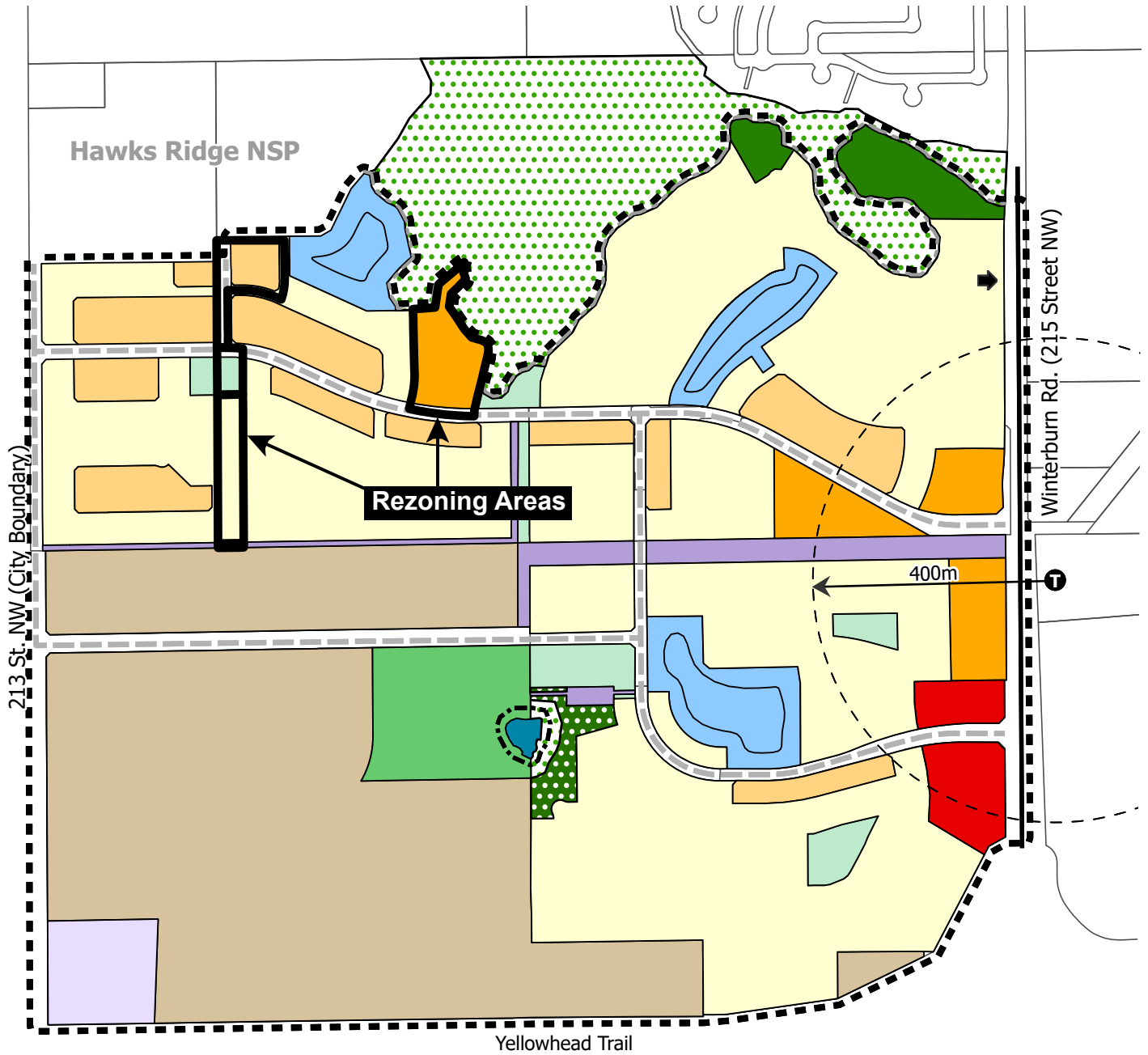
### 1. Context Plan Map

Written By: Carla Semeniuk

Approved By: Tim Ford






















Branch: Development Services

Section: Planning Coordination



**BYLAW 20698  
KINGLET GARDENS  
Area Structure Plan  
(as amended)**



- |   |  |   |
|---|--|---|
|  Low Density Residential                   |  Pocket Park                    |  Natural Area Buffer     |
|  Street Oriented Residential (Row Housing) |  Stormwater Management Facility |  Upland Setback          |
|  Medium Density Residential                |  Public Utility Corridor        |  Arterial Roadway        |
|  Existing Residential                      |  Wetland (ER)                   |  Collector Roadway       |
|  Commercial                                |  Natural Area (ER)              |  N.S.P. Boundary         |
|  Existing Business Industrial              |  Natural Area (MR)              |  Enhanced Local Entrance |
|  School / Park                             |  Natural Area - Tree Stand (MR) |  Transit Centre          |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.